

PROCESS Checklist

Address: 121 Chestnut St Apt 2-05

Case # 18-1650

PARCEL # R04720-008-012-000 PIN # 317-79-9358.000

1/2/18	1.	Initial Inspection w/pictures
1/8/18	2.	Create File Folder
1/8/18	3.	Print Tax Information

4. Determine Cost to Rehab / % (Dilapidation or Deterioration)
1/8/16

5. Data Entry into HTE
6. Request for Title Work
7. Date received Title Work
8. Schedule Hearing: date _____
9. Prepare CN/LP
10. Send to City Attorney's Office
11. Post / Mail CN/LP – take photos
12. Prepare Affidavits (posting/mailing)
13. Publication of CN (if necessary): date: _____
14. Hearing determination: _____
15. Prepare FOF
16. Post/Mail FOF – take photos
17. Prepare Affidavits (posting/mailing)
18. Publication of FOF (if necessary): date: _____
19. FOF expiration inspection
20. File to Chief for Citation or Council
21. Citation Process # _____ \$ _____ # _____ \$ _____ # _____ \$ _____
\$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____
22. Prepare Council Package
23. Prepare Notice of Owner regarding Council
24. Public Notice Hearing for Council
25. File Condemnation Ordinance
26. Prepare Notice of Condemnation to Owners
27. Prepare for Bid (15 days)
28. Schedule Demo with approved Contractor
29. Final Inspection of Demo
30. Prepare for Contractor Payment

This was a no heat case. The property had adequate heat w/ minor violations. No notice issued. CSH.

Print These Records

SALEDATE DEEDBK DEEDPG DEED LNK SALEINST SALEPRICE GRANTOR GRANTEE

9/1/1979 1157 1369 link ** 0 * NOT IN SYSTEM * CAPE FEAR ASSOC

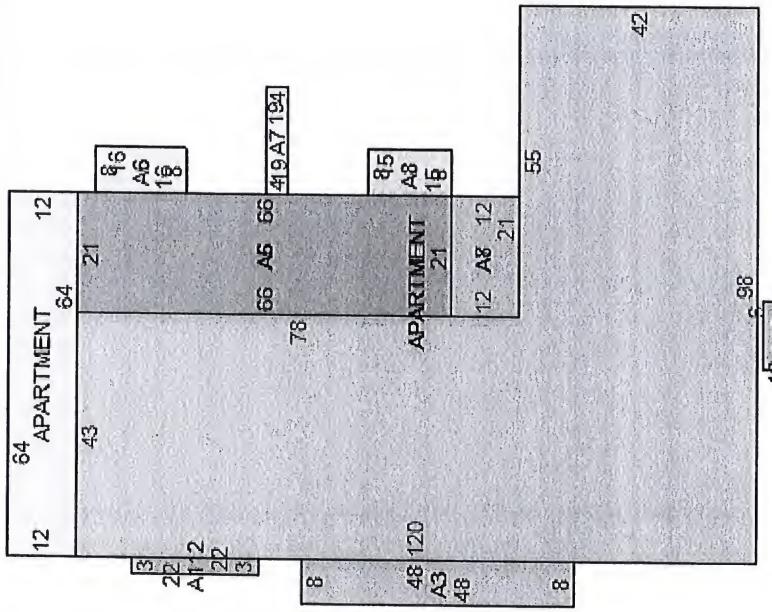
PARID: R04720-006-012-000
CAPE FEAR ASSOC

Parcel

Alt ID	311708.79.9258.000
Address	121 CHESTNUT ST
Unit	
City	WILMINGTON
Zip Code	-
Neighborhood	CHBX0
Class	CHR3-Exempt Charitable - Low Income Housing
Land Use Code	12-3 + Family Residential
Living Units	91
Acres	
Zoning	CBD-CENTRAL BUSINESS DIS

Legal	E END 6 PT 5 EM 5/6 PT 4
Legal Description	BD
Tax District	
Owners (On January 1st)	
Owner	CAPE FEAR ASSOC
City	RALEIGH
State	NC
Country	
Zip	27601

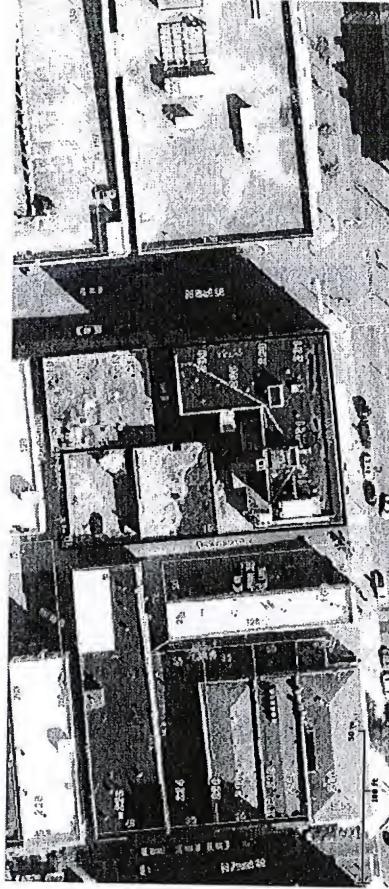
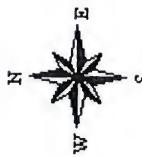
THE DATA IS FROM 2017



Item	Area
ELEV, PASS - ELP:ELEVATOR, PASSENGER	1
PVMT/ASP - P/A:PAVEMENT / ASPHALT	1400
APARTMENT - APH:APARTMENT USE	7470
COMM CANOPY - CPC:COMMERCIAL CANOPY	48
PORCH - POR:OPEN PORCH	128
COMM CANOPY - CPC:COMMERCIAL CANOPY	66
SPRLK WET - SSW:SPRINKLER SYSTEM, WET	67230
APARTMENT - APH:APARTMENT USE	7470
COMM CANOPY - CPC:COMMERCIAL CANOPY	192
APARTMENT - APH:APARTMENT USE	7470
SPRLK WET - SSW:SPRINKLER SYSTEM, WET	768
APARTMENT - APH:APARTMENT USE	768

SPRLK WET - SSW:SPRINKLER SYSTEM, WET	4158
APARTMENT - APH:APARTMENT USE	1386
ENCL PORCH - EPR:ENCL PORCH	128
APARTMENT - APH:APARTMENT USE	1386
ENCL PORCH - EPR:ENCL PORCH	76
APARTMENT - APH:APARTMENT USE	252
ENCL PORCH - EPR:ENCL PORCH	120
APARTMENT - APH:APARTMENT USE	252
SPRLK WET - SSW:SPRINKLER SYSTEM, WET	504

Printed on Monday, January 8, 2018, at 12:06:27 PM EST



Parcel Address:

CHESTNUT ST

Owner Information:

CAPE FEAR ASSOC
412 FAYETTEVILLE ST MALL
RALEIGH, NC 27601

Parcel Information

Parcel ID: R04720-006-012-000

PIN: 3117-79-9258.000

Area:

Map ID: 311708.79.9258.000

Zoning: CBD

In Flood Zone?

In National
Register
Historic District?
Wilmington

Legal Description: E END 6 PT 5 EM 5/6 PT 4

Subdivision:

Census Tract: 011300

Census Block
Group: 1

Census Block: 1032

Property Values

Appraised Land Value

\$475,200.00

Total Appraised Value

\$2,144,800.00

Deed Book/Page

NOSUBDIV
001157/001369

Land Use Code

Muni

BD

12

Williane Carr

From: Williane Carr
Sent: Wednesday, June 08, 2016 12:07 PM
To: Richard King; Amy Beatty
Cc: Williane Carr
Subject: RE: Cape Fear Hotel Apartments - Brick Veneer Repair

Thanks so much, for the detailed update. I met with EB and Dawn Sotherly yesterday, and Brett Russell and I went to the site today.

W. M. Myers Carr, CZO, CHO
Chief Code Enforcement Officer
City of Wilmington
Community Services/CD/Code Enforcement
305 Chestnut Street, 2nd Floor
PO Box 1810
Wilmington, NC 28402

Office: (910) 341-3231; Cell: (910) 616-2095; Fax: (910) 341-7802

Email: wiliane.carr@wilmingtonnc.gov

Code Enforcement Office Email: lynctcg_code@wilmingtonnc.gov



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From: Richard King
Sent: Wednesday, June 08, 2016 10:34 AM
To: Williane Carr <Wiliane.Carr@wilmingtonnc.gov>; Amy Beatty <amy.beatty@wilmingtonnc.gov>
Subject: FW: Cape Fear Hotel Apartments - Brick Veneer Repair

FYI

From: Everett Pannkuk [mailto:eb@andrewengineers.com]
Sent: Wednesday, June 08, 2016 10:28 AM
To: David Cowell <david.cowell@wilmingtonnc.gov>
Cc: Tony Caudle <tony.caudle@wilmingtonnc.gov>; Richard King <Richard.King@wilmingtonnc.gov>; Skipper Funderburg <Skipper.Funderburg@wilmingtonnc.gov>; Bret Russell <Bret.Russell@wilmingtonnc.gov>; Neal Andrew <neal@andrewengineers.com>
Subject: RE: Cape Fear Hotel Apartments - Brick Veneer Repair

Dave,

As we discussed yesterday, the temporary needle beams were in place yesterday. The intent of these temporary beams is to support the 8th floor brick veneer - isolating the brick veneer fall hazard to the 7th floor. One of two shelf angles were installed (permanent 8th floor brick veneer support).

Today, the contractor intends to install the second shelf angle at the 8th floor and then remove the failed masonry veneer. We will confirm after the masonry is removed from the building. After the brick masonry is removed, the area should be safe enough for the barber shop and Western Union to reopen, limited pedestrian access, and for the tenants to reoccupy the Cape Fear Hotel Apartments.

We also need to install temporary waterproofing to protect the remaining masonry veneer. The waterproofing materials should be delivered tomorrow. After the waterproofing is installed, the contractor should be able to remove his equipment and open the road up to vehicle and pedestrian traffic.

EB

E.B. Pannkuk, P.E., SECB
LEED Accredited Professional
Andrew Consulting Engineers, P.C.
910.202.5555
eb@andrewengineers.com



Engineering Services Certified by Engineers

From: David Cowell [mailto:david.cowell@wilmingtonnc.gov]
Sent: Tuesday, June 07, 2016 1:10 PM
To: Everett Pannkuk
Cc: Tony Caudle; Richard King; Skipper Funderburg; Bret Russell
Subject: Cape Fear Hotel Apartments - Brick Veneer Repair

EB -

The barber shop & Western Union business owners contacted the City to inquire about the timeframe for re-establishing access to their stores. Can you provide a brief update on the projected timeline for the brick veneer repair and let us know if there are any plans to install a temporary overhead protection system (e.g., scaffolding / plywood) for access to the businesses? I believe scaffolding could be installed under the attached Right-of-Way Permit already issued to Harp Builders.

Thanks.
Dave

David E. Cowell, PE
City Engineer
City of Wilmington, Engineering Division
P.O. Box 1810
Wilmington, NC 28402-1810
Ph: 910.341.5879 | Fax: 910.341.5881
david.cowell@wilmingtonnc.gov
www.wilmingtonnc.gov



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Williane Carr

From: Everett Pannkuk <eb@andrewengineers.com>
Sent: Friday, November 04, 2016 1:26 PM
To: Williane Carr
Subject: RE: 121 chestnut street
Attachments: Cape Fear Hotel Apartments [Filing cancel/led]

Ma'am,

A quick update:

- 1) We have completed the repair drawings for the 2nd Street elevation.
- 2) The owner has decided to continue the exterior building repairs around the entire building.
- 3) The contractor and owner are reviewing the contract for this work.
- 4) We are waiting on the US Park Service to make 1 decision regarding the historic credits before beginning work.

Please let me know if you need any additional information.

Thank you,
EB

E.B. Pannkuk, P.E., SECB
LEED Accredited Professional
Andrew Consulting Engineers, P.C.
910.202.5555
eb@andrewengineers.com

From: Williane Carr [mailto:Williane.Carr@wilmingtonnc.gov]
Sent: Friday, November 04, 2016 1:13 PM
To: Everett Pannkuk
Cc: Williane Carr
Subject: FW: 121 chestnut street

Please see below.

W. M. Myers Carr, CZO, CIO
Chief Code Enforcement Officer
City of Wilmington
Community Services/CD/Code Enforcement
305 Chestnut Street, 2nd Floor
PO Box 1810
Wilmington, NC 28402

Office: (910) 341-3231; Cell: (910) 616-2095; Fax: (910) 341-7802

Code Enforcement Office Email: wiliane.carr@wilmingtonnc.gov

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From: Williane Carr
Sent: Friday, November 04, 2016 12:28 PM
To: eb@andrewengomeers.com
CC: Williane Carr <Williane.Carr@wilmingtonnc.gov>
Subject: 121 chestnut street

四

Please provide me any emails regarding the above referenced property since the June 2016 incident. I cannot locate my emails you sent to me.

W. M. Myers Carr, CZO, CHO
Chief Code Enforcement Officer
City of Wilmington
Community Services/CD/Code Enforcement
305 Chestnut Street, 2nd Floor
PO Box 1810 NC 28402

Office: (910) 341-3231; Cell: (910) 616-2095; Fax: (910) 341-7802
Email: williane.carr@wilmingtonncc.gov
Code Enforcement Office Email: lmccode@wilmingtonncc.gov

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E-mail correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

**Williane Carr**

**From:** Everett Pannkuk <eb@andrewengineers.com>  
**Sent:** Thursday, June 09, 2016 5:20 PM  
**To:** Williane Carr  
**Subject:** Cape Fear Hotel Apartments [Filing cancelled]  
**Attachments:** Cape Fear Code violations\_.pdf

Ms. Carr,

Cape Fear Hotel Apartments has requested that Andrew Engineers help them resolve the dangerous situation on their building at 2<sup>nd</sup> Street. They received the attached notice of violations from your office. They requested that we call or meet with you to ensure that they resolve your concerns.

Please contact me at 622-5261 to discuss.

Thank you,  
EB

E.B. Pannkuk, P.E., SECB  
LEED Accredited Professional  
Andrew Consulting Engineers, P.C.  
3811 Peachtree Avenue, Suite 300  
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[eb@andrewengineers.com](mailto:eb@andrewengineers.com)



**ANDREW  
CONSULTING ENGINEERS**

Engineering • Architecture • Interior Design • Land Development



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305 Chestnut Street  
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Wilmington, NC 28402-1810  
910 341 3266  
910 341 7802 fax  
wilmingtonnc.gov  
Dial 711 TTY/Voice



June 6, 2016

**CAPE FEAR ASSOC**  
**412 FAYETTEVILLE ST MALL**  
**RALEIGH, NC 27601**

RE: Nonresidential Structure Code Notice of Violation  
**121 CHESTNUT ST**  
**E END 6 PT 5 EM 5/6 PT 4**  
**R04720-006-012-000**  
**16-00002272**

Dear CAPE FEAR ASSOC:

The purpose of this letter is to provide you with information concerning Nonresidential Structure Code violations. Also, an inspection of the above referenced property was conducted on **June 4, 2016**. The inspection revealed condition(s) that are in violation of the City of Wilmington's Code. Please see the subsequent page(s) for a summary of the violation(s) that were found, the applicable Code section(s) and the necessary corrective action(s) that are needed to be in compliance with the Code.

Please be advised that you have until **June 14, 2016** to contact this office at (910) 341-3266. If applicable, any permits must be obtained prior to starting work. For further information regarding building permits, please contact New Hanover County Building Inspections at 910-798-7175. If you fail to contact the Code Enforcement Office by this date, the City will begin to take necessary action pursuant to Article VII, Section 16 of the City Code. The costs incurred by the City will be a lien upon the property and subject to foreclosure in accordance with Section 16-322.

Your cooperation in bringing and keeping this property in compliance with the Nonresidential Structure Code is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "WM Carr".  
**WM Carr, CZO, CHO, Chief**  
Code Enforcement Officer

Enclosure

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

VIOLATION: 16-310  
DESCRIPTION: Unsafe Nonresidential Structure  
LOCATION: N 2ND ST SIDE

## NARRATIVE:

The inspection revealed there are issues with the exterior of the building elements of the nonresidential structure that are not structurally sound and the existence of the above conditions are deemed to be dangerous to the public health, safety and welfare for which a public necessity the repair, closing or demolition of the structure. The exterior walls are bowed, cracking and missing parts. There is much decay and deterioration of the exterior walls.

## ORDINANCE DESCRIPTION:

Sec. 16-310 Unsafe nonresidential structures.

All nonresidential structures shall be free of all conditions that are dangerous and injurious to the public health, safety and welfare of occupants or others. Without limitation of the foregoing requirement, the basic structural elements of all nonresidential structures shall be structurally sound and the existence of any of the following conditions shall be deemed to be dangerous to the public health, safety and welfare for which a public necessity exists for the repair, closing, or demolition of the structure and must be corrected in accordance with the provisions of this article.

## CORRECTIVE ACTION REQUESTED:

Please refer to the following pages with the conditions in question.

VIOLATION: 16-310(1)  
DESCRIPTION: Access  
LOCATION: ACCESS

## ORDINANCE DESCRIPTION:

Access is not provided to all rooms within a structure such that reasonable exit is available if necessitated by circumstances; or all entrances and exits do not meet the standards set forth in the North Carolina State Building Code; or safe, continuous and unobstructed exit is not provided from the interior of the structure to the exterior at street or grade level; or platforms and steps are not provided, where appropriate, to serve exits or are not maintained in a safe condition.

## CORRECTIVE ACTION REQUESTED:

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at

VIOLATION: 1  
DATE: 6/04/16

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

## CORRECTIVE ACTION REQUESTED:

(910) 341-3266 for questions, concerns or clarification.

VIOLATION: 16-310(1) 1.3 QUANTITY: 1  
DESCRIPTION: Access DATE: 6/04/16  
LOCATION:

## NARRATIVE:

Safe/continuous/unobstructed exit not provided from structure interior to exterior at street or grade level.

## ORDINARY DESCRIPTION:

(1) Access.

Access is not provided to all rooms within a structure such that reasonable exit is available if necessitated by circumstances; or all entrances and exits do not meet the standards set forth in North Carolina State Building Code; or safe, continuous and unobstructed exit is not provided from the interior of the exterior or grade level; or platforms and steps are not provided, where appropriate, to serve exits or are not maintained in a safe condition.

## CORRECTIVE ACTION REQUESTED:

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

VIOLATION: 16-310(4) QUANTITY: 1  
DESCRIPTION: Building Code DATE: 6/04/16  
LOCATION:

## ORDINARY DESCRIPTION:

Possible violations of the North Carolina State Building Code and the North Carolina Rehabilitation Code, as amended from time to time and any new editions adopted by the North Carolina Structure Code Council, including General construction, electrical, plumbing, mechanical, and ventilation.

## CORRECTIVE ACTION REQUESTED:

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at (910) 341-3266 for questions, concerns or clarification.

VIOLATION: 16-310(4) 4.1 QUANTITY: 1  
DESCRIPTION: Building Code DATE: 6/04/16  
LOCATION:

## NARRATIVE:

Possible violations of NC State Building Code and/or NC Rehabilitation Code

## ORDINARY DESCRIPTION:

CONTINUED

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :  
(4) Building Code.

Possible violations of the North Carolina State Building Code and the North Carolina Rehabilitation Code, as amended from time to time and any new editions adopted by the North Carolina Structure Code Council, including General Construction, Electrical, Plumbing, Mechanical, and Ventilation.

**CORRECTIVE ACTION REQUESTED :**

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

VIOLATION: 16-310(6) 6.1  
DESCRIPTION: Decay  
LOCATION: DECAY

**NARRATIVE:**

Rotting/holes/other forms of decay

ORDINANCE DESCRIPTION :  
(6) Decay.

Rotting, holes and other forms of decay.

**CORRECTIVE ACTION REQUESTED :**

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

VIOLATION: 16-310(10)  
DESCRIPTION: Exterior surfaces  
LOCATION: EXTERIOR SURF.

**ORDINANCE DESCRIPTION :**

Exterior surfaces or finishes that are not weather-tight, water-tight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replaced with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

## ORDINANCE DESCRIPTION:

exterior stone, brick, plasters or mortars. (Where fifty (50) percent or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration.)

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

## CORRECTIVE ACTION REQUESTED:

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at (910) 341-3266 for questions, concerns or clarification.

VIOLATION: 16-310(10) 10.1  
DESCRIPTION: Exterior surfaces  
LOCATION:

## NARRATIVE:

Exterior surfaces/finishes not weather-tight/water tight/painted/sealed with sufficient frequency to protect underlying surface from deterioration and decay.

## ORDINANCE DESCRIPTION:

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

## ORDINANCE DESCRIPTION PTI ON :

Closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

## CORRECTIVE ACTION REQUESTED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

VIOLATION: 16-310(10) 10.2  
DESCRIPTION: Exterior surfaces  
LOCATION:

## NARRATIVE:

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plaster or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

## CORRECTIVE ACTION REQUESTED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

VIOLATION: 16-310(10) 10.3  
DESCRIPTION: Exterior surfaces  
LOCATION:

## NARRATIVE:

CONTINUED

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

## NARRATIVE:

Exterior surfaces/finishes not repaired/replaced with like/similar material according to original use

## ORDINARY DESCRIPTION:

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

## CORRECTIVE ACTION REQUESTED:

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

-----  
VIOLATION: 16-310(10) 10.4  
DESCRIPTION: Exterior surfaces  
LOCATION:

## NARRATIVE:

Exterior surfaces/finishes with holes, cracks, rotted boards permitting outside air and water to penetrate rooms or animals/birds to enter

## ORDINARY DESCRIPTION:

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a

## ORDINANCE DESCRIPTION :

manner as to prevent deterioration or cracking; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plaster or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

## CORRECTIVE ACTION REQUESTED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

VIOLATION: 16-310(10) 10.5  
DESCRIPTION: Exterior surfaces  
LOCATION: (10) Exterior surfaces.

## NARRATIVE :

Exterior painted surfaces not maintained generally free of peeling, flaking or cause unsafe conditions due to lack of maintenance

## ORDINANCE DESCRIPTION :

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plaster or mortars. (Where fifty percent (50%) or more of the aggregate of any painted

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :  
surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

**CORRECTIVE ACTION REQUESTED :**

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

-----  
VIOLATION: 16-310(10) 10.6  
DESCRIPTION: Exterior surfaces  
LOCATION:

**NARRATIVE :**

Detrioration, crumbling of exterior stone and/or brick and/or plasters and/or mortars

ORDINANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

**CORRECTIVE ACTION REQUESTED :**

CONTINUED

-----

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

**CORRECTIVE ACTION REQUESTED :**  
Contact the Code Enforcement Office at (910) 341-3266 for  
questions and/or concerns.

VIOLATION: 16-310(10) 10.8  
DESCRIPTION: Exterior surfaces  
LOCATION:

**NARRATIVE:**

Exposed wall not painted/stucco finished/bricked with the  
materials and sufficiently weatherproofed to prevent  
deterioration and decay

**ORDINARY DESCRIPTION:**

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight,  
water-tight and painted or sealed with sufficient frequency  
to protect the underlying surface from deterioration; or  
are not maintained in such material or treated in such a  
manner as to prevent deterioration or crumbling; or are not  
repaired or replace with like or similar material according  
to its original use; or have holes, cracks or rotted boards  
which permit outside air or water to penetrate rooms or  
animal s or birds to enter; or exterior surfaces that have  
been painted which are not maintained generally free of  
peeling and flaking or that may cause unsafe conditions due  
to a lack of maintenance; or deterioration or crumbling of  
exterior stone, brick, plaster or mortars. (Where fifty  
percent (50%) or more of the aggregate of any painted  
surface shall have peeling or flaking or previous paint worn  
away, the entire surface shall be repainted in order to  
prevent further deterioration).

Where a wall of a structure has become exposed as a result  
of demolition of adjacent structures, such wall does not  
have all doors, windows, vents, or other similar openings  
closed with material of the type comprising the wall; or the  
exposed wall is not painted, stucco finished or bricked with  
like materials and sufficiently weatherproofed to prevent  
deterioration of the wall.

**CORRECTIVE ACTION REQUESTED :**  
Contact the Code Enforcement Office at (910) 341-3266 for  
questions and/or concerns.

VIOLATION: 16-310(20)  
DESCRIPTION: Wall, exterior  
LOCATION: EXTERIOR WALL

**ORDINARY DESCRIPTION:**

Exterior walls or vertical supports that are not

QUANTITY: 1  
DATE: 6/04/16

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

## ORDINANCE DESCRIPTION:

structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects

## CORRECTIVE ACTION REQUESTED:

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at (910) 341-3266 for questions, concerns or clarification.

VIOLATION: 16-310(20) 20.1  
DESCRIPTION: Walls, exterior  
LOCATION:

## NARRATIVE:

Exterior walls or vertical supports not structurally sound not maintained in sound condition, in good repair and free from defects and damages

## ORDINANCE DESCRIPTION:

(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

## CORRECTIVE ACTION REQUESTED:

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

VIOLATION: 16-310(20) 20.2  
DESCRIPTION: Walls, exterior  
LOCATION:

## NARRATIVE:

Exterior walls incapable of bearing imposed loads safely

## ORDINANCE DESCRIPTION:

(2) Walls, exterior.

QUANTITY: 1  
DATE: 6/04/16

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

## ORDINANCE DESCRIPTION:

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

## CORRECTIVE ACTION REQUESTED:

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

-----  
VIOLATION: 16-310(20) 20.3  
DESCRIPTION: Walls, exterior  
LOCATION:

## NARRATIVE:

Deterioration of exterior walls/vertical supports causing leaning/sagging/splitting/listing/buckling and bowing

## ORDINANCE DESCRIPTION:

(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

## CORRECTIVE ACTION REQUESTED:

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

-----  
VIOLATION: 16-310(20) 20.4  
DESCRIPTION: Walls, exterior  
LOCATION:

## NARRATIVE:

Structural/Load bearing walls bowed out of plumb, not structurally sound

## ORDINANCE DESCRIPTION:

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :  
(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

## CORRECTIVE ACTION REQUESTED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

VIOLATION: 16-310(20) 20.5  
DESCRIPTION: Walls, exterior  
LOCATION:

## NARRATIVE :

Exterior walls not substantially weather-tight / not previous to adverse effect of weather

ORDINANCE DESCRIPTION :  
(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

## CORRECTIVE ACTION REQUESTED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

VIOLATION: 16-310(22)  
DESCRIPTION: Other  
LOCATION:

VIOLATION: 16-310(22) 22.1  
DESCRIPTION: Other  
LOCATION:

## NARRATIVE :

CONTINUED

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

## NARRATIVE:

Any combination of conditions rendering structure unsafe, dangerous to the health and safety of the general welfare of owners, occupants and general public.

## ORDINANCE DESCRIPTION:

(22) Other

Any combination of conditions which in the judgment of the public officer renders any structure unsafe or dangerous or injurious to the health, safety, or general welfare of the owners, occupants or others.

## CORRECTIVE ACTION REQUESTED:

Contact the Code Enforcement Office at (910) 341-3266 for questions and/or concerns.

Community Services  
Community Development  
Code Enforcement  
305 Chestnut Street  
PO Box 1810  
Wilmington, NC 28402-1810  
910 341 3266  
910 341 7802 fax  
wilmingtonnc.gov  
Dial 711 TTY/Voice



June 6, 2016

CAPE FEAR HOTEL  
ATTN: PROPERTY MANAGER  
121 CHESTNUT ST  
WILMINGTON, NC 28401  
  
RE: Nonresidential Structure Code Notice of Violation  
121 CHESTNUT ST  
E END 6 PT 5 EM 5/6 PT 4  
R04720-006-012-000  
16-00002272

Dear CAPE FEAR HOTEL:

The purpose of this letter is to provide you with information concerning Nonresidential Structure Code violations. Also, an inspection of the above referenced property was conducted on **June 4, 2016**. The inspection revealed condition(s) that are in violation of the City of Wilmington's Code. Please see the subsequent page(s) for a summary of the violation(s) that were found, the applicable Code section(s), and the necessary corrective action(s) that are needed to be in compliance with the Code.

Please be advised that you have until **June 14, 2016** to contact this office at (910) 341-3266. If applicable, any permits must be obtained prior to starting work. For further information regarding building permits, please contact New Hanover County Building Inspections at 910-798-7175. If you fail to contact the Code Enforcement Office by this date, the City will begin to take necessary action pursuant to Article VII, Section 16 of the City Code. The costs incurred by the City will be a lien upon the property and subject to foreclosure in accordance with Section 16-322.

Your cooperation in bringing and keeping this property in compliance with the Nonresidential Structure Code is appreciated.

Sincerely,

  
**WM Carr, CZO, CHO, Chief**  
Code Enforcement Officer

Enclosure



**MINIMUM HOUSING CODE**  
**FIELD INSPECTION CHECKLIST**

Inspector HATCHER / SIMS Date 1/02/18 Complaint ✓ Surveillance  
 Property Address 121 Chestnut St TPN 2-05  
 PIN \_\_\_\_\_ Case No. 18-1650

**STRUCTURAL/ROOF (Sect 16-269)**

229RF3 \_\_\_\_\_ \*Roof system structurally unsound/unsafe w/ major sagging & deterioration (Sec 16-229)  
 269R31 \_\_\_\_\_ Repair/replace defective rafters/and or other framing members@ \_\_\_\_\_  
 269R32 \_\_\_\_\_ Repair/replace soffit and/or fascia@ \_\_\_\_\_  
 269R33 \_\_\_\_\_ Repair/replace defective sheathing@ \_\_\_\_\_  
 269R34 \_\_\_\_\_ Repair/replace roof covering:(2ft < layers)@ \_\_\_\_\_  
 269R35 \_\_\_\_\_ Install flashing at chimney or other roof@ \_\_\_\_\_  
 269R36 \_\_\_\_\_ Locate and repair roof leak  
 269R37 \_\_\_\_\_ Install roof ventilation system  
 269R38 \_\_\_\_\_ Repair/replace gutter/downspout@ \_\_\_\_\_  
 269R39 \_\_\_\_\_ Repair/replace chimney @ \_\_\_\_\_

**STRUCTURAL/EXTERIOR WALLS (Sect. 16-269)**

229WL2 \_\_\_\_\_ \*Exterior wall covering and/or framing w/ severe damage /deterioration/ leaning  
 269WL21 \_\_\_\_\_ Repair/replace defective or loose siding/wall covering@ \_\_\_\_\_  
 269WL22 \_\_\_\_\_ Repair/replace wall framing@ \_\_\_\_\_  
 269WL23 \_\_\_\_\_ Paint or treat exterior wood w/protective coating@ \_\_\_\_\_

**STRUCTURAL/FOUNDATION (Sect. 16-269)**

229FD2 \_\_\_\_\_ \*Foundation supporting members w/ severe damage and incapable of supporting load  
 269FD11 \_\_\_\_\_ Remove standing water in crawl space and/or around foundation wall permanently  
 269FD12 \_\_\_\_\_ Repair/replace piers or other supporting members (structural supports) @ \_\_\_\_\_  
 269FD13 \_\_\_\_\_ Repair/replace foundation wall or underpinning (rodent proof crawl space) \_\_\_\_\_  
 269FD14 \_\_\_\_\_ Install/repair crawl space door  
 269FD15 \_\_\_\_\_ Repair/install foundation vents@ \_\_\_\_\_

**STRUCTURAL/PORCHES/APPURTEANCES (Sect. 16-269)**

229PH2 \_\_\_\_\_ \*Enclosed or outside porch walls w/ severe damage and deterioration  
 269PH61 \_\_\_\_\_ Repair/replace porch roofing/ceiling@ \_\_\_\_\_  
 269PH62 \_\_\_\_\_ Repair/replace porch walls (interior or exterior) @ \_\_\_\_\_  
 269PH63 \_\_\_\_\_ Repair/replace /install porch railings/framing/columns@ \_\_\_\_\_  
 269PH64 \_\_\_\_\_ Repair/replace porch flooring@ \_\_\_\_\_

**STRUCTURAL/STAIRS; STEPS (Sect. 16-269)**

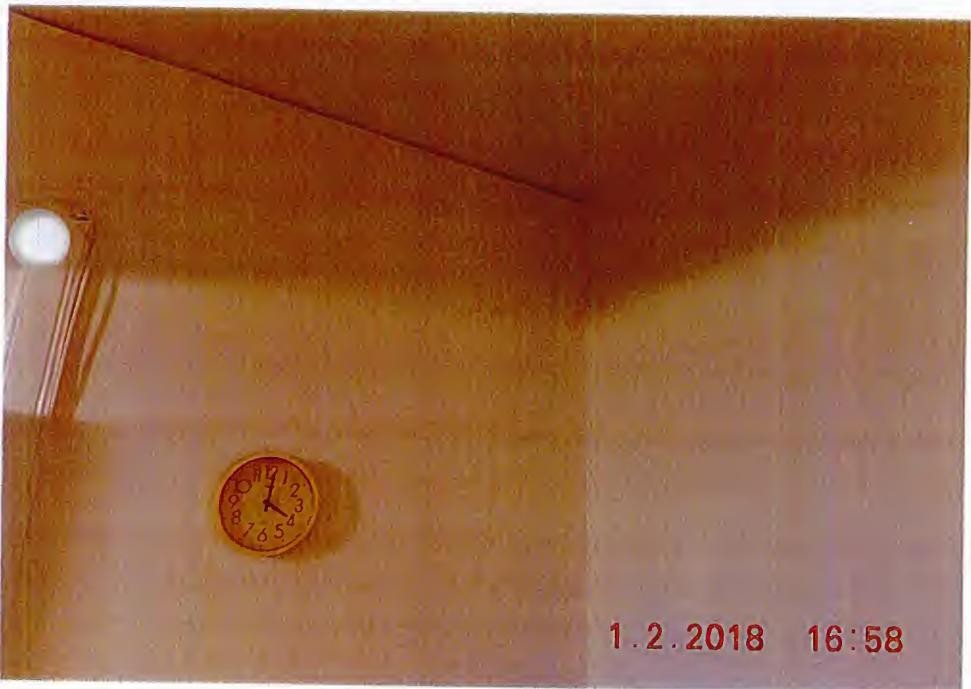
269ST51 \_\_\_\_\_ Repair/replace steps: # \_\_\_\_\_ @ \_\_\_\_\_ # \_\_\_\_\_ @ \_\_\_\_\_ # \_\_\_\_\_ @ \_\_\_\_\_  
 269ST161 \_\_\_\_\_ Repair/replace/install handrails@ \_\_\_\_\_

**STRUCTURAL/FLOORS (Sect. 16-269)**

229FL3 \_\_\_\_\_ \*Floor system severely deteriorated and incapable of supporting load  
 269FL141 \_\_\_\_\_ Repair/replace defective floor joist@ \_\_\_\_\_  
 269FL142 \_\_\_\_\_ Repair/replace sills or other floor framing@ \_\_\_\_\_  
 269FL143 \_\_\_\_\_ Replace damaged subfloor@ \_\_\_\_\_  
 269FL144 \_\_\_\_\_ Repair/replace damaged/loose floor covering@ \_\_\_\_\_

**STRUCTURAL/INTERIOR WALLS & CEILINGS (Sect 16-269)**

229INT1 \_\_\_\_\_ \*Interior walls severely deteriorated/leaning  
 269INT141 \_\_\_\_\_ Repair/replace wall framing@ \_\_\_\_\_  
 269INT142 \_\_\_\_\_ Repair/replace/paint wall covering@ \_\_\_\_\_  
 269INT143 \_\_\_\_\_ Repair/replace ceiling joist@ \_\_\_\_\_  
 269INT144 \_\_\_\_\_ Repair/replace/paint ceiling@ \_\_\_\_\_







157 1369

|                                                       |            |
|-------------------------------------------------------|------------|
| ADMITTED TO RECORD                                    | BOOK PAGE  |
| FILE NO.                                              |            |
| SEP 24                                                | 120 PM '19 |
| LOG OF CASES<br>REGISTRATION<br>NEW HANOVER CO., N.C. |            |

Admitted to record  
 24 day of Sept. 1919  
 21 12.01 PM  
 Re order in Book 1152  
 1363  
 J. H. May, Register  
 New Hanover Co., N.C.

STATE OF NORTH CAROLINA,  
COUNTY OF NEW HANOVER.

WARRANTY DEED

THIS INDENTURE, Made this the 2/22 day of September, 1979, by and between 201 N. SECOND ST., INC., (also known as 201 N. SECOND STREET INC.), a North Carolina corporation with a place of business in the City of Wilmington, New Hanover County, North Carolina, party of the first part; and CAPE FEAR ASSOCIATES, a North Carolina Limited Partnership, of New Hanover County, North Carolina, party of the second part,

220

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained and sold, aliened and conveyed, and by these presents, does hereby give, grant, bargain sell and convey and confirm unto the said party of the second part, its successors and assigns, that certain lot or parcel of land, lying and being in New Hanover County, North Carolina, and more particularly described as follows:

BEGINNING at a cross chiseled in concrete at the most

Street; thence from the beginning with the western right of way of Second Street, North 07 deg. 00 min. 58 sec. East 124.23 feet to a nail in pavement; thence leaving the property right of way of Second Street with the line of the property of J & S Investment Co.; Et al. North 82 deg. 59 min. 02 sec. West 67.00 feet to a nail; thence with the line of the property of J & S Investment Co., Et al., North 07 deg. 00 min. 58 sec. East 66.77 feet to a nail; thence leaving the line of J & S Investment Co., Et al., North 82 deg. 59 min. 02 sec. West 56.00 feet to a stake; thence North 07 deg. 00 min. 58 sec. East 7.00 feet to a nail in the southern line of Vances Alley or Lanes Alley; thence with the southern line of said alley, North 82 deg. 59 min. 02 sec. West 10.20 feet to a nail at the most southeastern intersection corner of Vances Alley or Lanes Alley and Dickinson's Alley; thence with the southeastern line of Dickinson's Alley, South 07 deg. 00 min. 58 sec. West 198.00 feet to a cross chiseled in concrete on the northern right of way of Chestnut Street; thence with the northern right of way of Chestnut Street, South 82 deg. 59 min. 02 sec. East 133.20 feet to a cross chiseled in concrete at the most northwestern intersectional corner of Second Street and Chestnut Street, the point of BEGINNING, containing 21,039.01 square feet, or 0.483 acre more or less, the same being part of Lots 4, 5 and 6, Block 191 according to the official plan or map of the City of

BEING a composite description of that property conveyed to Lyle T. Alverson by Cape Fear Hotel Company by deed dated August 17, 1960, recorded in Deed Book 671, Page 249 in the New Hanover County Register of Deeds.



PAGE TWO

TO HAVE AND TO HOLD the above granted and described premises together with all and singular the rights, privileges, easements and appurtenances thereto belonging, or in anywise appertaining unto the said party of the second part, its successors and assigns, in fee simple FOREVER.

AND the said party of the first part, for itself, its successors and assigns, does covenant to and with the said party of the second part, its successors and assigns, that it is seized in fee of the above granted and described premises, and that it has good right to sell and convey the same in fee simple; that the same is free and clear from any and all encumbrances, except those recited above, and that it will and its successors and assigns, shall WARRANT AND DEFEND the title to the same against the lawful claims and demands of any and all persons whatsoever.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be signed in its name by its President, attested by its Assistant

President, and affixed thereto its corporate seal hereto affixed, all the day and year first

written.

201 N. SECOND ST., INC.

BY: Donald S. G. President

Assistant Secretary

STATE OF NORTH CAROLINA.

COUNTY OF NEW HANOVER.

I, Donald S. G. a Notary Public, hereby certify that Donald S. G. is Assistant Secretary of 201 N. SECOND ST., INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by Donald S. G. as its Assistant Secretary.

WITNESS my hand and notarial seal, this the 24th day of

September  
1979.

Notary Public

Commission expires: 12/31/83

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER.

The foregoing certificate of Pamela A. Broussard, Notary Public of New Hanover County is hereby certified to be correct.

THIS the 24th day of Sept., 1979.

Louis C. LeRay  
REGISTER OF DEEDS, New Hanover County, N. C.

PREPARED BY HOGUE, HILL, JONES, NASH & LYNCH

Received and Recorded

9-24-79 at 12:01 P.M.

Louis C. LeRay

Register of Deeds

## PROCESS Checklist

Address: 420 1/21 Chestnut St Case # 18-1650

PARCEL # R0420-006-012-000 PIN # 3117-79-9258.000

- 1-11-18 1. Initial Inspection w/pictures
- 1-12-18 2. Create File Folder
- 1-12-18 3. Print Tax Information
- 1-12-18 4. Determine Cost to Rehab / % (Dilapidation or Deterioration)
- 1-12-18 5. Data Entry into HTE
- 1-12-18 6. Request for Title Work
- 1-12-18 7. Date Received Title Work
- 1-12-18 8. Schedule Hearing: date \_\_\_\_\_
- 1-12-18 9. Prepare CN/LP
- 1-12-18 10. Send to City Attorney's Office
- 1-12-18 11. Post / Mail CN/LP - take photos
- 1-12-18 12. Prepare Affidavits (posting/mailing)
- 1-12-18 13. Publication of CN (if necessary): date: \_\_\_\_\_
- 1-12-18 14. Hearing determination: \_\_\_\_\_
- 1-12-18 15. Prepare FOF
- 1-12-18 16. Post/Mail FOF - take photos
- 1-12-18 17. Prepare Affidavits (posting/mailing)
- 1-12-18 18. Publication of FOF (if necessary): date: \_\_\_\_\_
- 1-12-18 19. FOF expiration Inspection
- 1-12-18 20. File to Chief for Citation or Council
- 1-12-18 21. Citation Process # \_\_\_\_\_ \$ \_\_\_\_\_ # \_\_\_\_\_ \$ \_\_\_\_\_ # \_\_\_\_\_  
\$ \_\_\_\_\_ # \_\_\_\_\_ \$ \_\_\_\_\_ # \_\_\_\_\_ \$ \_\_\_\_\_ # \_\_\_\_\_
- 1-12-18 22. Prepare Council Package
- 1-12-18 23. Prepare Notice of Owner regarding Council
- 1-12-18 24. Public Notice Hearing for Council
- 1-12-18 25. File Condemnation Ordinance
- 1-12-18 26. Prepare Notice of Condemnation to Owners
- 1-12-18 27. Prepare for Bid (15 days)
- 1-12-18 28. Schedule Demo with approved Contractor
- 1-12-18 29. Final Inspection of Demo
- 1-12-18 30. Prepare for Contractor Payment

*Initial inspection revealed unit heat working  
properly above 680 benchmark set by City  
Code.*

## CONVERSATION / CASE SUMMARY LOG

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_  
DATE: \_\_\_\_\_  
INITIAL: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Print These Records

SALEDATE DEEDBK DEEDPG DEED LINK SALEINST SALEPRICE GRANTOR GRANTEE

9/1/1979 1157 1369 link \*\* 0 \* NOT IN SYSTEM \* CAPE FEAR ASSOC

<http://it-gis3/cityview/Sales.cfm?PARID=R04720-006-012-000>

1/12/2018

PARID: R04720-006-012-000

CAPE FEAR ASSOC

Parcel

|               |                                             |
|---------------|---------------------------------------------|
| Alt ID        | 311708.79.9258.000                          |
| Address       | 121 CHESTNUT ST                             |
| Unit          |                                             |
| City          | WILMINGTON                                  |
| Zip Code      | -                                           |
| Neighborhood  | CHBX0                                       |
| Class         | CHR3-Exempt Charitable - Low Income Housing |
| Land Use Code | 12-3 + Family Residential                   |
| Living Units  | 91                                          |
| Acres         |                                             |
| Zoning        | CBD-CENTRAL BUSINESS DIS                    |

Legal

|                   |                          |
|-------------------|--------------------------|
| Legal Description | E END 6 PT 5 EM 5/6 PT 4 |
| Tax District      | BD                       |

Owners (On January 1st)

|        |                 |
|--------|-----------------|
| Owner  | CAPE FEAR ASSOC |
| City   | RALEIGH         |
| State  | NC              |
| County |                 |
| Zip    | 27601           |

|                       |
|-----------------------|
| THE DATA IS FROM 2017 |
|-----------------------|

## Limited Partnerships

- Upload a PDF Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings

## Information

Legal Name: Cape Fear Associates, a North Carolina Limited Partnership (New Hanover)

Solid: 0980264

Status: Current-Active

Annual Report Status: Not Applicable

Date Formed: 3/10/1998

Citizenship: Domestic

Registered Agent: Christiansen, Susan L

## Addresses

Reg Office  
915 West Fourth Street  
Winston Salem, NC 27101

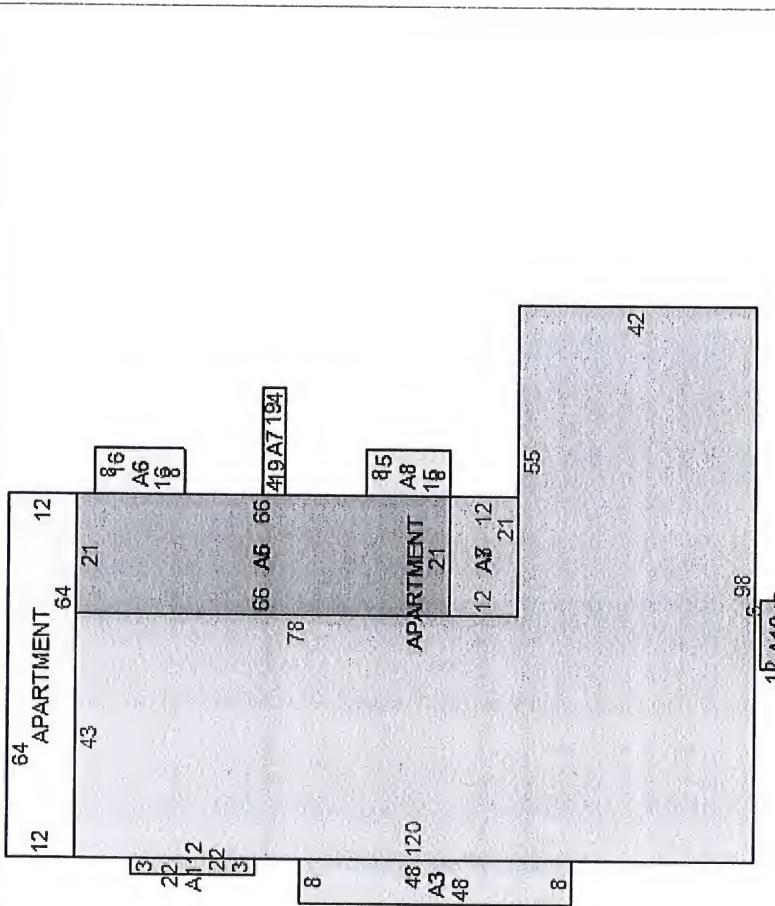
Reg Mailing  
915 West Fourth Street  
Winston Salem, NC 27101

PARID: R04720-006-012-000  
CAPE FEAR ASSOC

CAPE FEAR ASSOC

CAPE FEAR ASSOC

121 CHESTNUT ST

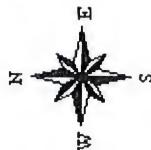


| Item                                  | Area  |
|---------------------------------------|-------|
| ELEV, PASS - ELP:ELEVATOR, PASSENGER  | 1     |
| PVMT/ASP - PA:PAVEMENT / ASPHALT      | 1400  |
| APARTMENT - APH:APARTMENT USE         | 7470  |
| COMM CANOPY - CPC:COMMERCIAL CANOPY   | 48    |
| PORCH - POR:OPEN PORCH                | 128   |
| COMM CANOPY - CPC:COMMERCIAL CANOPY   | 66    |
| SPRLK WET - SSW:SPRINKLER SYSTEM, WET | 67230 |
| APARTMENT - APH:APARTMENT USE         | 7470  |
| COMM CANOPY - CPC:COMMERCIAL CANOPY   | 192   |
| APARTMENT - APH:APARTMENT USE         | 7470  |
| SPRLK WET - SSW:SPRINKLER SYSTEM, WET | 768   |
| APARTMENT APH:APARTMENT USE           | 768   |

<http://etax.nhcgov.com/pt/PrintDatalets/PrintDatalet.aspx?pin=R04720-006-012-0000&gsp=&ta> 1/12/2018

|                                       |      |
|---------------------------------------|------|
| SPRLK WET - SSW:SPRINKLER SYSTEM, WET | 4158 |
| APARTMENT - APH:APARTMENT USE         | 1386 |
| ENCL PORCH - EPR:ENCL PORCH           | 128  |
| APARTMENT - APH:APARTMENT USE         | 1386 |
| ENCL PORCH - EPR:ENCL PORCH           | 76   |
| APARTMENT - APH:APARTMENT USE         | 252  |
| ENCL PORCH - EPR:ENCL PORCH           | 120  |
| APARTMENT - APH:APARTMENT USE         | 252  |
| SPRLK WET - SSW:SPRINKLER SYSTEM, WET | 504  |

Printed on Friday, January 12, 2018, at 9:03:58 AM EST



**Parcel Address:**

CHESTNUT ST

**Owner Information:**  
CAPE FEAR ASSOC  
412 FAYETTEVILLE ST MALL  
RALEIGH, NC 27601

**Parcel Information**

Parcel ID: R04720-006-012-000

PIN: 3117-79-9258.000

Area:

Map ID: 311708.79.9258.000

Zoning:

CBD

In Flood Zone?

In National  
Register  
Historic District?  
Wilmington

Legal Description: E END 6 PT 5 EM 5/6 PT 4

Subdivision:

Census Tract: 011300

Census Block 1

Census Group: 1032

Census Block: 1032

**Property Values**

Appraised Land Value

\$475,200.00

Appraised Building Value

\$2,144,800.00

Total Appraised Value

\$2,620,000.00

Plat Book/Page

NOSUBDIV

Deed Book/Page

001157/001369

Land Use Code

Muni

BD

12

**MINIMUM HOUSING CODE  
FIELD INSPECTION CHECKLIST**

Inspector John Smith Date 7-12-18 Complaint ✓ Surveillance  
Property Address 121 Chestnut St Apt 8-2C TPN TPN  
PIN Case No. 78-1650

**STRUCTURAL/ROOF (Sect 16-269)**

229RF3        \*Roof system structurally unsound/unsafe w/ major sagging & deterioration (Sec 16-229)  
 269R31        Repair/replace defective rafters/and or other framing members@  
 269R32        Repair/replace soffit and/or fascia@  
 269R33        Repair/replace defective sheathing@  
 269R34        Repair/replace roof covering:(2ft < layers)@  
 269R35        Install flashing at chimney or other roof@  
 269R36        Locate and repair roof leak  
 269R37        Install roof ventilation system  
 269R38        Repair/replace gutter/downspout@  
 269R39        Repair/replace chimney @

**STRUCTURAL/EXTERIOR WALLS (Sect. 16-269)**

229WL2        \*Exterior wall covering and/or framing w/ severe damage /deterioration/ leaning  
 269WL21        Repair/replace defective or loose siding/wall covering@  
 269WL22        Repair/replace wall framing@  
 269WL23        Paint or treat exterior wood w/protective coating@

**STRUCTURAL/FOUNDATION (Sect. 16-269)**

229FD2        \*Foundation supporting members w/ severe damage and incapable of supporting load  
 269FD11        Remove standing water in crawl space and/or around foundation wall permanently  
 269FD12        Repair/replace piers or other supporting members (structural supports) @  
 269FD13        Repair/replace foundation wall or underpinning (rodent proof crawl space)@  
 269FD14        Install/repair crawl space door  
 269FD15        Repair/install foundation vents@

**STRUCTURAL/PORCHES/APPURTENANCES (Sect. 16-269)**

229PH2        \*Enclosed or outside porch walls w/ severe damage and deterioration  
 269PH61        Repair/replace porch roofing/ceiling@  
 269PH62        Repair/replace porch walls (interior or exterior) @  
 269PH63        Repair/replace /install porch railings/framing/columns@  
 269PH64        Repair/replace porch flooring@

**STRUCTURAL/STAIRS; STEPS (Sect. 16-269)**

269ST51        Repair/replace steps: #        @        #        @         
 269ST161        Repair/replace/install handrails@

**STRUCTURAL/FLOORS (Sect. 16-269)**

229FL3        \*Floor system severely deteriorated and incapable of supporting load  
 269FL141        Repair/replace defective floor joist@  
 269FL142        Repair/replace sills or other floor framing@  
 269FL143        Replace damaged subfloor@  
 269FL144        Repair/replace damaged/loose floor covering@

**STRUCTURAL/INTERIOR WALLS & CEILINGS (Sect 16-269)**

229INT1        \*Interior walls severely deteriorated/leaning  
 269INT141        Repair/replace wall framing@  
 269INT142        Repair/replace/paint wall covering@  
 269INT143        Repair/replace ceiling joist@  
 269INT144        Repair/replace/paint ceiling@

**MINIMUM HOUSING CODE**  
**FIELD INSPECTION CHECKLIST**

Inspector John Sims Date 1-12-18 Complaint  Surveillance   
 Property Address 121 Chestnut St Apt 8-22C TPN 18-1650  
 PIN       

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Admitted to Record  
BOOK PAGE  
Sep 24 12:00 PM '79  
Re'd in Book 671  
1363  
Laws Clear  
REGISTRATION  
NEW HANOVER CO., N.C.

STATE OF NORTH CAROLINA,  
COUNTY OF NEW HANOVER.

THIS INDENTURE. Made this the 22<sup>nd</sup> day of September,

1979, by and between 201 N. SECOND ST., INC., (also known as 201 N. SECOND STREET, INC.), a North Carolina corporation with a place of business in the City of Wilmington, New Hanover County, North Carolina, party of the first part; and CAPE FEAR ASSOCIATES, a North Carolina Limited Partnership, of New Hanover County, North Carolina, party of the second part;

WITNESSETH:

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations to fit in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained and sold, aliened and conveyed, and by these presents, does hereby give, grant, bargain sell and convey and confirm unto the said party of the second part, its successors and assigns, that certain lot or parcel of land, lying and being in New Hanover County, North Carolina, and more particularly described as follows:

BEGINNING at a cross chiseled in concrete at the most Northwestern intersectional corner of Second Street and Chestnut Street; thence from the beginning with the western right of way of Second Street, North 07 deg. 00 min. 58 sec. East 124.23 feet to a nail in pavement; thence leaving the western right of way of Second Street with the line of the property of J & S Investment Co., Et al. North 82 deg. 59 min. 02 sec. West 67.00 feet to a nail; thence with the line of the property of J & S Investment Co., et al. North 07 deg. 00 min. 58 sec. East 66.77 feet to a nail; thence leaving the line of J & S Investment Co., et al. North 82 deg. 59 min. 02 sec. West 56.00 feet to a stake; thence North 07 deg. 00 min. 58 sec. East 7.00 feet to a nail in the southern line of Vances Alley or Lanes Alley; thence with the southern line of said alley, North 82 deg. 59 min. 02 sec. West 10.20 feet to a nail at the most southeastern intersectional corner of Vances Alley or Lanes Alley and Dickinson's Alley; thence with the eastern line of Dickinson's Alley, South 07 deg. 00 min. 58 sec. West 198.00 feet to a cross chiseled in concrete on the northern right of way of Chestnut Street; thence with the northern right of way of Chestnut Street, South 82 deg. 59 min. 02 sec. East 133.20 feet to a cross chiseled in concrete at the most northwestern intersectional corner of Second Street and Chestnut Street, the point of BEGINNING, containing 21,039.01 square feet or 0.483 acre more or less, the same being part of Lots 4, 5 and 6, Block 191 according to the official plan or map of the City of Wilmington, North Carolina.

BEING a composite description of that property conveyed to Lyle T. Alverson by Cape Fear Hotel Company by deed dated August 17, 1960, recorded in Deed Book 671, Page 249 in the New Hanover County Registry.



PAGE TWO

TO HAVE AND TO HOLD the above granted and described premises together with all and singular the rights, privileges, easements and appurtenances thereto belonging, or in anywise appertaining unto the said party of the second part, its successors and assigns, in fee simple FOREVER.

AND the said party of the first part, for itself, its successors and assigns, does covenant to and with the said party of the second part, its successors and assigns, that it is seized in fee of the above granted and described premises, and that it has good right to sell and convey the same in fee simple; that the same is free and clear from any and all encumbrances, except those recited above, and that it will and its successors and assigns, shall WARRANT AND DEFEND the title to the same against the lawful claims and demands of any and all persons whomsoever.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be signed in its name by its President, attested by its Assistant Secretary, and its corporate seal hereto affixed, all the day and year first written.

201 N. SECOND ST., INC.  
CORPORATE SEAL

BY: Donald E. O. President

Assistant Secretary

STATE OF NORTH CAROLINA.

COUNTY OF NEW HANOVER.

I, Donald E. O., a Notary Public, hereby certify that Donald E. O. is Notary Public, hereby came before me this day and acknowledged that Donald E. O. is Assistant Secretary of 201 N. SECOND ST., INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by Donald E. O. as its Assistant Secretary.

WITNESS my hand and notarial seal, this the 24th day of

1979.

Donald E. O.  
NOTARY PUBLIC

Commission expires: 1/25/83

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER.

The foregoing certificate of Pamela A. Broussard, Notary Public of New Hanover County is hereby certified to be correct.

THIS the 24th day of Sept., 1979.

Lois C. Leray  
REGISTER OF DEEDS, New Hanover County, N. C.

BY: Lois C. Leray, Thomas, Attorney

Received and Recorded

9-24-79 at 12:00 PM

Lois C. Leray  
Register of Deeds